

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

February 22, 2005

CALL TO PODIUM:

Mark DePoe

RESPONSIBLE STAFF:

**Mark DePoe, Long Range
Planning Director**

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
X	Resolution
X	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	11/19/2004
	11/24/2004
Hearing Date	12/06/2004
Record Held Open	02/17/2005
Policy Discussion	02/22/2005

TITLE: SDP-04-003 WORK SESSION

Work Session on SDP-04-003, Amendment to Schematic Development Plan for MedImmune – Phase II and III, in the Quince Orchard Park development.

SUPPORTING BACKGROUND:

The applicant, MedImmune, Inc. (Randall Turner), submitted an amendment to Schematic Development Plan (SDP) application SDP-04-003 to amend the previously approved SDP-03-003. The SDP-04-003 application requests approval to relocate the undeveloped office/laboratory structures and supporting surface and garage parking of the MedImmune – Phase II and III development within the existing 22.8-acre (or 993,187 square feet) site. The plan includes 3 to 5 story office/laboratory buildings, two parking garages (2 & 6 levels), expansion of current parking garage and surface/beneath office building parking. The subject property is located at 1 MedImmune Way, Lot 4, Quince Orchard Corporate Center and is in the Mixed Use Development (MXD) Zone. The 2003 Master Plan, Map Designation 45, designates the subject site (the Ridges) for Industrial-Research-Office use.

The Mayor and City Council and Planning Commission approved Phase I of the MedImmune project consisting of a combined 360,600 sq. ft. of office and laboratory space. Phase II and III of the MedImmune project consists of 389,400 square feet which allows for the total build-out (750,000 sq. ft.) of the MedImmune development.

The Mayor and City Council and Planning Commission held a joint public hearing on December 6, 2004 and a joint work session on January 31, 2005. The Planning Commission closed their record as of February 9, 2005 and recommended conditional approval of the SDP-04-003 application at their February 16, 2005 meeting. The Mayor and City Council closed their record as of February 17, 2005.

Per the discussions from the joint work session and Planning Commission recommendation of approval, staff has drafted and attached a resolution approving the Schematic Development Plan SDP-04-003 including conditions of approval by the Planning Commission for the Mayor and City Council to review.

Attached:

See Index of Memoranda (Provided Exhibits are Bold)

DESIRED OUTCOME:

Policy Discussion. Review and Adopt the Resolution for SDP-04-003.

INDEX OF MEMORANDA
SDP-04-003
QUINCE ORCHARD PARK – THE RIDGES
MedImmune Headquarters

- | <u>No.</u> | <u>Exhibit</u> |
|-------------------|---|
| 1) | <i>Site Plan Application---Amendment to Schematic Development Plan Application as submitted November 4, 2004 (1-page (2-sided) document)</i> |
| 2) | Plat of Resubdivision, Lot 4 (a Resubdivision of Lot 3 and Part of Parcel A) Quince Orchard Corporate Center, Plat No. 22991, as prepared by Macris, Hendricks and Glascock, P.A., dated, September 7, 2004 (1-page document) |
| 3) | Site Development Approval for Site Plan #AFP-03-012, MedImmune (Expansion of existing building), dated July 23, 2003 and signed by Mark DePoe (2-page document) |
| 4) | Copy of Mayor and Council Agenda Cover Sheet for meeting date of June 16, 2003, as prepared by Mark DePoe, Long Range Planning Director (1-page document) |
| 5) | Ordinance No. 0-17-01 [Z-275(c)] entitled, “An ordinance to Amend the Previously Approved Sketch Plan Z-275(B) as Part of the Application Z-275 Reclassification to the MXD Zone or the Property Known as “Quince Orchard Corporate Park”, Located North of Great Seneca Highway and South of Orchard Ridge Drive, Gaithersburg, Maryland (4-page document) |
| 6) | Fourth Amendment to Annexation Agreement X-129, dated March 11, 2002 (6-page document) |
| 7) | Fifth Amendment to Annexation Agreement X-129, dated March 11, 2002 (3-page document) |
| 8) | Resolution No. R-62-01 [SDP-01-002] entitled, Resolution of the Mayor and Council of the City of Gaithersburg Granting Approval for Schematic Development Plan SDP-01-002, Known as MedImmune Phase I, in the Ridges Section of the Quince Orchard Park Development Zoned Mixed Use Development (MXD). Approval of this Schematic Development Plan Permits Construction of a Three-Story 210,000 Square Foot Office/Laboratory Building and Three Level Parking Garage. |
| 9) | Notice to <u>The Montgomery Journal</u> to include Notice of Joint Public Hearing on SDP-03-003 to be published in the April 18, 2003 and April 25, 2003 issues, dated April 16, 2003 |

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- | <u>No.</u> | <u>Exhibit</u> |
|-------------------|--|
| 10) | Mayor & Council Agenda Cover Sheet for meeting date of June 16, 2003, as prepared by Mark DePoe, Long Range Planning Director (1-page document) |
| 11) | Staff Comments for Planning Meeting date of June 4, 2003, as prepared by Mark DePoe, Long Range Planning Director (4-page document) |
| 12) | Communication: Planning Commission (CPC) Memorandum to Mayor & Council via David B. Humpton, City Manager, from Mark DePoe, Long Range Planning Director, dated June 10, 2003 (2-pages document) |
| 13) | Resolution (unsigned/unnumbered) entitled, Resolution of the Mayor and Council of the City of Gaithersburg Granting Approval for Schematic Development Plan SDP-03-003, Known as MedImmune Phase II and III, in the Ridges Section of the Quince Orchard Park Development Zoned Mixed Use Development (MXD). Approval of this Schematic Development Plan Permits Construction of a Three To Five Story 531,300 Square Feet Office/Laboratory Building and a Single Three to Five Level Parking Garage (6-page document). |
| 14) | Transmittals (a total of 10 separate) from Trudy Schwarz, Community Planning Director, distributing Site Plan regarding 1 MedImmune Way to various individuals/agencies for their "review and comment," dated November 8, 2004. |
| 15) | <i>Notice to <u>The Montgomery Journal</u> to include Notice of Joint Public Hearing on SDP-04-003 to be published in the November 19, 2004 issue, dated November 16, 2004 (with attached copy of email transmission from Myriam Gonzalez to legals@jrnl.com regarding "Legal Ad for 11-19-04", dated 11/17/04</i> |
| 16) | <i>Notice to <u>The Gaithersburg Gazette</u> (via fax transmission) to include Notice of Joint Public Hearing on SDP-04-003 to be published in the November 24, 2004 issue, dated November 17, 2004 (with attached copy of fax transmission journal sheet)</i> |
| 17) | <i>Notice of Joint Public Hearing for Mayor and Council meeting date of December 6, 2004 (with location map and attached page of interested persons who were sent Notice on November 17, 2004.</i> |

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- | <u>No.</u> | <u>Exhibit</u> |
|-------------------|--|
| 18) | “Legals Advertising Estimate” (via fax) from <u>Journal Newspapers, Inc.</u> confirming appearance of Notice of Public Hearing ad to appear on November 19, 2004 with attached copy of ad (2-page document) |
| 19) | Email to Myriam Gonzalez from Karey Major regarding “Legal Ad for Nov. 24, 2004 issue” dated November 18, 2004 (1-page document) |
| 20) | Set of (3 sheets) large b&w plans (not approved), as prepared by Macris, Hendricks and Glascock, PA: 1) large plan entitled, Quince Orchard Park: The Ridges---Phases I, II, and III, MedImmune Headquarters (Schematic Development Plan), Sheet 1 of 3, dated April 11, 2003; 2) large plan entitled, Schematic Development Plan: Overall Site Plan, Quince Orchard Park, MedImmune---Phase II and III (sheet is unnumbered), dated April 11, 2003; 3) large plan entitled, Schematic Development Plan: Landscape Plan, Quince Orchard Park, MedImmune---Phase II and III, Sheet 1 of 1, dated April 11, 2003 |
| 21) | Set of (5 sheets) large b&w ---SDP Approval As Adopted (with 5 conditions) by Resolution (R-48-03), as prepared by Macris, Hendricks and Glascock, PA: 1) large plan entitled, Quince Orchard Park: The Ridges---Phases I, II, and III, MedImmune Headquarters (Schematic Development Plan), Sheet 1 of 5, dated April 11, 2003; 2) large plan entitled, Schematic Development Plan: The Ridges, Quince Orchard Park, MedImmune---Phases II and III, Sheet 2 of 5, dated April 11, 2003; 3) large plan entitled, Schematic Development Plan: The Ridges, Quince Orchard Park, MedImmune ---Phases I, Sheet 3 of 5, dated May 21, 2003; 4) large plan entitled, Schematic Development Plan: The Ridges, Quince Orchard Park, MedImmune ---Phases II and III, Sheet 4 of 5, dated April 11, 2003; 5) large plan entitled, Schematic Development Plan: The Ridges, Quince Orchard Park, MedImmune ---Phases II and III, Sheet 5 of 5, dated April 11, 2003. |
| 22) | Letter of Transmittal to Mark DePoe, Long Range Planning Director from Brian Donnelly (Macris Hendricks & Glascock, PA), regarding project Quince Orchard Park---MedImmune SDP, dated March 19, 2004 enclosing payment for Review/Permit Fees. |

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<u>No.</u>	<u>Exhibit</u>
23)	Letter of Transmittal to Mark DePoe, Long Range Planning Director from Brian Donnelly (Macris Hendricks & Glascock, PA), regarding project Quince Orchard Park—The Ridges (MedImmune SDP), dated November 4, 2004 attaching copies of various documents (Site Plans/Building Elevations/ Site Plan Application, etc.).
24)	<i>Copy of Resolution (R-48-03), entitled, Resolution of the Mayor and Council of the City of Gaithersburg Granting Approval for Schematic Development Plan SDP-03-003, Known as MedImmune Phase II and III, in the Ridges Section of the Quince Orchard Park Development Zoned Mixed Use Development (MXD). Approval of this Schematic Development Plan Permits construction of a Three to Five Story 531,300 Square Feet Office/Laboratory building and a Single Three to Five Level Parking Garage, as signed and adopted by the City Council on June 16, 2003</i>
25)	<i>Sheet 2 of 5 of Approved Schematic Development Plan SDP-03-003 (11"x17") titled: "Schematic Development Plan The Ridges Quince Orchard Park MedImmune – Phases II and III"</i>
26)	<i>Sheet 4 of 5 of Approved Schematic Development Plan SDP-03-003 (11"x17") titled: "Schematic Development Plan The Ridges Quince Orchard Park MedImmune – Phases II and III"</i>
27)	Cover Sheet of Proposed Schematic Development Plan SDP-04-003 (11"X17") titled: "Schematic Development Plan The Ridges – Phases II and III Quince Orchard Park MedImmune Inc. Campus"
28)	Sheet 2 of 3 of Proposed Schematic Development Plan SDP-04-003 (11"X17") titled: "Schematic Development Plan Overall Site Plan Quince Orchard Park MedImmune – Phases II and III"
29)	Sheet 1 of 1 of Proposed Schematic Development Plan SDP-04-003 (11"X17") titled: "Schematic Development Plan Landscape Plan Quince Orchard Park MedImmune – Phases II and III"
30)	Massing Sketch of Proposed Schematic Development Plan SDP-04-003 (11"X17") dated 11-04-04

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- 31) *Certification of Publication from the Gazette*
- 32) *Mayor & City Council and Planning Commission Joint Public Hearing Cover Sheet (1-page document) for meeting date of December 6, 2004, as prepared by Mark DePoe, Long Range Planning Director, including current Index of Memoranda with provided exhibits highlighted list (5-page document)*
- 33) *Certification of Publication from The Journal*
- 34) *Letter from Randall M. Turner, MedImmune Vice President Engineering and Facilities, to Greg Ossont, City of Gaithersburg Director of Planning and Code Administration, dated January 3, 2005. Regarding the proposed transit system (CCT) and right-of-way.*
- 35) *Letter from David Humpton, City of Gaithersburg City Manager, to Lisa Dickerson, MTA Acting Administrator, dated January 4, 2005. Regarding the Corridor Cities Transitway.*
- 36) *Letter from MaryAnne Polkiewicz, MTA Project Manager, to Greg Ossont, City of Gaithersburg Director of Planning and Code Administration, dated January 14, 2005. Regarding the CCT Kentlands Alignment Study.*
- 37) *Corridor Cities Transitway Kentlands Alignment Study, dated January 2005.*
- 38) *Planning Commission Announcement to Close the Record Cover Sheet with Staff Comments (2-page document) for meeting date of February 2, 2005, as prepared by Mark DePoe, Long Range Planning Director*
- 39) **Communication: Planning Commission, dated February 9, 2005, as prepared by Mark DePoe, Long Range Planning Director**
- 40) **Planning Commission Recommendation to Mayor & Council Cover Sheet (1-page document) for meeting date of February 16, 2005, as prepared by Mark DePoe, Long Range Planning Director**
- 41) **Transcript of Joint Public Hearing on SDP-04-003 Amendment to Schematic Development Plan for MedImmune – Phase II and III, in the Quince Orchard Park Development for the December 6, 2004 Mayor & City Council and Planning Commission Joint Public Hearing**

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- 42) Memorandum to the Planning Commission, dated February 14, 2005, as prepared by Mark DePoe, Long Range Planning Director
- 43) February 9, 2005 Issue of the Gazette, page A-15, "MedImmune reports \$4 million loss in '04"
- 44) *Mayor & City Council and Planning Commission Joint Work Session Cover Sheet (1-page document) for meeting date of January 31, 2005, as prepared by Mark DePoe, Long Range Planning Director, including current Index of Memoranda with provided exhibits highlighted list (5-page document)*
- 45) **Mayor & City Council Policy Discussion Cover sheet (1-page document) for meeting date of February 22, 2005, as prepared by Mark DePoe, Long Range Planning Director, including current Index of Memoranda with provided exhibits highlighted list (6-page document)**
- 46) **Draft Resolution Approving SDP-04-003**

* All italicized exhibits were provided at the December 6, 2004 Mayor and City Council and Planning Commission Joint Public Hearing and .Joint Work Session

MEMORANDUM TO: Communication: Planning Commission

FROM: Mark DePoe, Long Range Planning Director

DATE: February 9, 2005

SUBJECT: Staff Analysis SDP-04-003, Amendment to Schematic Development Plan for MedImmune – Phase II and III, in the Quince Orchard Park development.

APPLICANT/OWNER:

MedImmune, Inc. (Randall Turner)
One MedImmune Way
Gaithersburg, Maryland 20878

REQUEST

The applicant, MedImmune, Inc. (Randall Turner), has submitted an amendment to Schematic Development Plan (SDP) application SDP-04-003 to amend the previously approved SDP-03-003. The SDP-04-003 application requests approval to relocate the undeveloped office/laboratory structures and supporting surface and garage parking of the MedImmune – Phase II and III development within the existing 22.8-acre (or 993,187 square feet) site. The plan includes 3 to 5 story office/laboratory buildings, two parking garages (2 & 6 levels), expansion of the existing parking garage and surface/beneath office building parking.

LOCATION

The subject property is located at 1 MedImmune Way, Lot 4, Quince Orchard Corporate Center and is in the Mixed Use Development (MXD) Zone. The 2003 Master Plan, Map Designation 45, designates the subject site (the Ridges) for Industrial-Research-Office use.

BACKGROUND

On December 20, 1993, Zoning Map Amendment Z-275 was approved by the Mayor and Council and rezoned the entire Quince Orchard Park property to MXD. The Z-275 Sketch Plan for the Ridges section of Quince Orchard Park consists of approximately 34.6 acres and is designated for office use. The Ridges section allows for a building height of 4-7 stories 300,000 – 500,000 square feet of office use. The 1997 Master Plan, Neighborhood Four, designates the Ridges as commercial /industrial-research-office use.

On December 17, 2001, the Mayor and City Council approved Zoning Map Amendment Z-275(C) transferring 355,000 square feet of potential development from the Meadows to the Ridges section of the QOP development to allow for the future build-out of the 750,000 sq. ft. MedImmune corporate facility.

The Mayor and City Council approved SDP-01-002 to allow for MedImmune – Phase I. The Planning Commission approved site plans SP-01-0010 and AFP-03-012 for Phase I of the MedImmune project consisting of a combined 360,600 sq. ft. of office and laboratory space. The Mayor and City Council approved SDP-03-003 on June 16, 2003 for Phase II and III of the MedImmune project consisting of the remaining 750,000 square feet (or 389,400 sq. ft.) for the total build-out of the development. The 750,000 square feet of development previously approved for the entire MedImmune development is not changing with this amendment.

The Mayor and City Council and Planning Commission held a joint public hearing on December 6, 2004. At that time, there was concern as to how or whether the new building configuration would impact the Corridor City Transitway (CCT) proposed Kentland alignment as it relates to the MedImmune campus. Due to this concern the record was held open indefinitely.

On January 31, 2005, The Mayor and City Council and Planning Commission held a joint work session. The main topic of concern was the location of the CCT alignment. Following the conclusions of the January 2005 CCT Kentland Alignment Study produced by Maryland Transit Administration, this is no longer a concern.

The Planning Commission recommendation is being held tonight February 16, 2005. The Mayor and City Council policy discussion and resolution is scheduled for February 22, 2005.

STAFF ANALYSIS

Stormwater Management

The Stormwater Management for the subject site is to be provided by the existing SWM Facility located to the north of the site. Staff has concerns as to whether the site can meet its groundwater recharge requirements and with trees planted on and/or around the SWM pond. The applicant will be required to work with the City of Gaithersburg Department of Public Works Parks Maintenance and Engineering (DPWPME) regarding the Stormwater Management. The SWM design and facilities must be reviewed and approved by DPWPME.

Access & Traffic

The applicant is still providing three access locations to the site. The first access point connects to Orchard Ridge Drive directly north of the subject site and is a full movement intersection. The second access point connects to Orchard Ridge Drive east of the subject site and is a right-in/right-out only intersection. However, the roadway of the second access point goes through the proposed site for a Corridor Cities Transitway (CCT) transit station. This access is considered temporary and may need to be eliminated if the property is to be used as part of the CCT project. The third access point connects to Great Seneca Highway southwest of the subject site and is a right-in/right-out only intersection. All access points have been constructed.

The full build-out of Orchard Ridge Drive has been completed which now allows for further development on the MedImmune site beyond the previously approved site plans. The final design and timing of the traffic signal at the intersection of Orchard Ridge Drive and Great Seneca Highway should still be reviewed for any additional development.

Due to the reconfiguration of buildings, the applicant shall be required to submit an access and circulation study for the site at the final development stage. The study must be reviewed and approved by staff and DPWPME. The intent of the study is to review the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections as they relate to the internal circulation and Orchard Ridge Drive. Staff has concerns as to the location of the internal driveway closest to the access point that connects to Orchard Ridge Drive directly north of the subject site. The driveway does not meet the required 300' distance from the intersection and with the redesign of the site this drive should be further reviewed and designed to meet the 300' distance.

Public Works has received several comments regarding traffic calming at the intersection of Winter Walk Drive and Orchard Ridge Drive. The addition of raised crosswalks could provide sufficient traffic calming for this intersection. Further review of this intersection and the addition of raised crosswalks should be completed prior to final site plan approval.

Parking Requirements

The applicant is proposing to park the entire 750,000 square feet facility as all office space/use. The parking requirements for office use are 1 parking space per 300 square feet of gross floor area with the required handicap spaces being additional. This would require the site to provide 2,500 (750,000 sq. ft./300) parking spaces and 35 handicap spaces for a total of 2,535 parking spaces. The applicant is proposing to provide 2,655 parking spaces, which exceeds the required amount by 130 spaces.

Staff is concerned with the need for the 105 surface parking space lot located at the west side of the site and recommends that these spaces not be provided. These spaces are located in an area that was previously open space and should remain as such. In addition, this area may be needed to meet storm water management and ground water recharge requirements. (See ***Stormwater Management***) Staff would recommend that after full build-out of the MedImmune development, the applicant may submit revised plans to the Planning Commission requesting the additional surface parking showing that the need for the spaces, that stormwater management is not affected, and that all open space and forest conservation requirements are not affected.

Pedestrian Circulation

Staff will work with the applicant regarding pedestrian connections. It has always been staff's position that good pedestrian connection is provided to adjacent properties/uses and existing pathways. Connections to the future transit location, Orchard Ridge Drive and Great Seneca Highway are possible and will be reviewed.

NRI/FSD

The applicant submitted a natural resource inventory/forest stand delineation which has been approved. There are a stream, floodplains and wetlands existing to the east of the subject site. The floodplain and wetlands closest to the subject site are located within a 100' stream valley buffer and are not to be disturbed.

A forest conservation plan for the previously approved site plans and SDP for the MedImmune development was approved. However, MedImmune was required to provide off-site plantings as part of their last site plan approval and, at this time, MedImmune has not begun these off-site plantings. Staff has additional concern as to whether the open space requirements have been met as part of this revised plan.

Architecture/AIPP

The architecture elevations of the new office/lab buildings should be the same as the existing structures. Staff has concerns with the design and elevations of the parking structure as it relates to Great Seneca Highway. The parking structure should provide minimal visual impact to Great Seneca Highway and the Kentlands community.

The applicant should participate in and contribute to the Art for Public Places Program. MedImmune should provide a location/space for art within or in proximity to your site as part of this SDP amendment. The monetary amount to be provided for the Art for Public Places Program should be consistent to other similar projects

Landscaping

The applicant has removed required plantings, from previously approved site plans, along Great Seneca Highway. Staff would recommend that the applicant replace these plantings, provide additional trees, and complete the landscaping along the length of Great Seneca Highway at the time of final site plan.

STAFF RECOMMENDATION

The Planning Commission is providing a recommendation to the Mayor and Council for this application tonight.

Staff finds that this application is in conformance with the MXD, Mixed Use Development of the City's zoning regulations, and recommends APPROVAL of the plan with the following conditions.

1. Applicant site plan submittals shall have no disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site.
2. Applicant to submit a new final forest conservation plan that meets all City requirements must be submitted and approved and all final forest conservation requirements from previously approved site plans must be completed.
3. Applicant to submit an access and circulation study, as needed by staff, for the site at the final development stage. The study must be reviewed and approved by Staff and DPWPME to the Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive and Great Seneca Highway/Orchard Ridge Drive intersections prior to final site plan approval.
4. Applicant engineer must review the relocation of the internal driveway closest to the main access point that connects to Orchard Ridge Drive directly north of the subject site. The driveway should meet the required 300' distance from the intersection prior to final site plan approval..
5. Applicant to obtain approval of preliminary storm water management plan including

- groundwater recharge from the City Department of Public Works, Park Maintenance and Engineering prior to approval of site development plans for next phase of development.
6. Applicant to remove all trees planted on and/or around the SWM pond as stipulated by the City Department of Public Works, Park Maintenance and Engineering prior to the issuance of site development permits for the next phase of development.
 7. Applicant to review possible addition of raised crosswalks at the intersection of Winter Walk Drive and Orchard Ridge Drive and provide, if required, plans for approval by DPWPME.
 8. Applicant to denote that the access drives and right-in/right-out only intersection that connects to Orchard Ridge Drive east of the subject site as temporary on the SDP and final site plans. The access drive is located on the proposed site for a Corridor Cities Transitway (CCT) transit station and is to be removed at such time the CCT is being constructed, if necessary.
 9. Applicant to eliminate the excess 105 surface parking spaces along the west side of the site and maintain the area as open space.
 10. Applicant to participate in and contribute to the Art for Public Places Program and provide a location/space for art within or in proximity to the site.
 11. Applicant and staff should review the design and elevations of the parking structure as it relates to Great Seneca Highway at the final site plan stage for the structure in order to provide minimal visual impact to Great Seneca Highway and the Kentlands community prior to final site plan approval.

TRANSCRIPT OF

JOINT PUBLIC HEARING

ON

SDP-04-003

Amendment to Schematic Development Plan
for MedImmune – Phase II and III, in the
Quince Orchard Park Development
(Revise location of buildings and parking on site.)

BEFORE THE

CITY OF GAITHERSBURG

MAYOR AND CITY COUNCIL

AND

PLANNING COMMISSION

ON

December 6, 2004

Transcribed by
Doris R. Stokes
December 2004

PARTICIPANTS

CITY COUNCIL

Mayor Katz
Council Vice President Marraffa
Council Member Alster
Council Member Edens
Council Member Keller
Council Member Schlichting

PLANNING COMMISSION

Commissioner Hicks
Commissioner Levy
Commissioner Winborne

CITY ATTORNEY

Cathy G. Borten

STAFF

Long Range Planning Director DePoe

SPEAKERS FROM THE PUBLIC

Randall Turner, VP of Engineering and Construction for MedImmune
Richard Arkin, 121 Selby Street

Katz The last public hearing for this evening, Mr. Mark DePoe will be explaining.

DePoe Thank you. Once again, this is a joint public hearing for Schematic Development Plan SDP-04-003, an Amendment to Schematic Development Plan for MedImmune, Phase II and III, in the Quince Orchard Park Development. This hearing has been duly advertised in the *Montgomery Journal* on November 19, 2004 and the *Gaithersburg Gazette* on November 24, 2004, and the property posted. At the present time there are thirty-one exhibits in the record file. These exhibits are referenced in an exhibit list in the file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise they will be deemed received into evidence. And with that, I am going to be turning it over to Randy Turner with MedImmune, Inc. to orient you to the site and discuss the revision amendment.

Katz Randy, welcome and thank you.

Turner Thank you. Randy Turner, I the VP of Engineering and Construction for MedImmune. We are here tonight to ask for an amendment to our schematic development plan. I kind of wanted to indicate why we are asking for this amendment. In our original schematic development plan, I think you have it in your attachments. It had a series of offices along the front and a series of labs in the back. And basically, what happen is the more we built labs and the more we built offices, the farther the offices got away from the labs, so our PhDs started walking a little bit further. And instead of being in the labs, they were walking around. We also grew a lot faster than we expected. We moved into the building in March and we now have right now about 86 people that we had to move back to our old lease location. We expect that number to double in 2005. So we will have

about 160 to 200 people in our location. And so we basically have run out of space. So we are ready to do our next phase at MedImmune. And during that it is now time to reevaluate our master plan, try to solve some of those problems and see if we could improve on our master plan site. What we have here I think is an improvement over the previous plan. Let me point out a few attributes about it. The current Phase I is basically this sea shape area, an office tower and the lab modular that was built in the back. The City has already approved our pilot lab which is being built right now and we are now topping out the construction. In this particular plan we had a five story structure. This modular, this modular and this modular all have the same building height. So the building height from an appearance stand point, all looks fairly level on top. But because of the grade (inaudible) you will see that overall, it looks like we are getting smaller and smaller buildings as we progress toward this side. There is some under building parking in all of these structures. The other thing, as I mentioned before is that we were trying to get a connection between our lab modular back here and our office that are up here. And that is what this structure does for us right through here. It allows us to connect offices back into the lab. Kind of make a circular loop. Now we tried to do some other things with this redesign. We got courtyards driven into the plan. We got a fairly large courtyard here. As well as one between these two buildings and also, which is kind of difficult to see on this plan, but another courtyard on this site. And this is some additional green space that was added from this plan to the previous plan. Now the changes that have occurred are that, we actually taken our parking structure and moved it 180 feet in this direction. While at the same time, we narrowed the parking structure. In the previous plan, the parking structure was about 350 foot wide when you looked at it from Great Seneca. The new plan shows it about 240. And that was the comment we got last time when we put our master plan, everyone was worried about the massive parking structure from Great Seneca. We have added a couple of floors to that to make sure that we have the right parking count and this plan does have

the ability to handle all the parking on this site. So the other document that I have is to kind of give you an update as to what is our next phase. And this shows the master plan that I just presented, but in yellow you will see what is the next phase that we will be asking to the City to get a building permit for. Although we are showing this parking structure which is called four bays wide, we will only build the first three. And this is the office tower that will be built. It should allow us to handle about another 600 employees at this site. We are going to provide basically the same architecture that we have currently at the site matching all the finishes. We will be, as you can tell from the top of these building structures, trying to match the architecture of the sites there right now. I guess that is about it. Is there any questions?

Katz Any questions of Randy? Randy, how many people actually work on this site now, not that it has anything to do with the site plan.

Turner We have 634 seats in our building, right now. As I mentioned, we had to move some people out. So we hit that number and so our total count right now is somewhere in the neighborhood of 700 at MedImmune in Gaithersburg. And as I mentioned, we are expecting another 105, I think it is, to be added to our payroll during the next year. So we are growing at a rate of about 8 percent per year.

Katz Thank you very much. Any other questions of Randy? Ok. Thank you Randy. Is there anyone who would like to speak on this public hearing topic? Please Mr. Arkin and I won't have to read the rules for you; you know exactly what our rules are.

Arkin Thank you Mr. Mayor, Members of the Council, Members of the Commission, Dick Arkin, 121 Selby Street. I should make clear that I am speaking completely as an individual. I am not speaking on behalf of the Kentlands Citizens Assembly. And not speaking on behalf of the Food

and Drug Administration which is my employer. I have gotten kind of use to the architecture of the existing MedImmune and to the plan of the rather interesting diagonally set buildings, so I guess will take a little getting use to. But I think, although it is somewhat more conventional in its aspect, this looks like certainly a very attractive plan. There is somewhat greater lot coverage. Somewhat greater impermeable surface. Particularly the surface parking lot at the triangle, at the apex, the northern most apex of the site which I think is a matter of some concern. And I also had some concerns too about the corridor cities transitway right of way study, which is under way now with the Maryland Department of Transportation. The four Kentlands alternates would all come awfully close to that garage building. But I was delighted to see the three bay interaction of the garage. Because it seems to me that it might be good to put in an option to make that garage structure go a couple floors higher and maybe keep the footprint of the garage somewhat smaller. And that can be done by simply installing footers and support columns that would take additional load. So that problem would require some (inaudible) of any of those routes, but should those routes be the way that the State, County and most importantly the City want to go, those options should be open with this variation also. And that would provide a wonderful way for people who are coming to work at this site, to come to work, to commute to work. One other thing, with the smaller the massing obviously of the garage, whether it is higher or wide, but façade treatments can be extraordinary important on a garage. And since that is the aspect that you see from many angles, particularly Great Seneca Highway, and you will see it from much of Kentlands, great attention to the façades of the garages, as well as the façades of the building is very important. Thank you very much.

Katz Anybody else in the audience please? It has been suggested that we hold our record open indefinitely on this as well. What is the pleasure of the Commission?

Hicks It's been recommended that we keep our Planning Commission record open indefinitely. Do I have a motion?

Levy I move that SDP-04-003, the Planning Commission hold its record open indefinitely.

Winborne Second.

Hicks I have a motion and a second. All in favor say aye?

Commission Ayes.

Hicks Motion passes 3-0.

Katz Thank you very much. What is the pleasure of the Council?

Alster Move that the Mayor and Council keep their record open indefinitely on SDP-04-003.

Marraffa Second.

Katz It's been moved and seconded. All those in favor please say aye?

Council Ayes.

Katz Opposed? That carries unanimously 5-0. We thank the Planning Commission for being with us.

End of Joint Public Hearing

SDP-04-003

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY
OF GAITHERSBURG GRANTING APPROVAL FOR
SCHEMATIC DEVELOPMENT PLAN AMENDMENT SDP-04-
003, KNOWN AS MEDIMMUNE PHASE II and III, IN THE
RIDGES SECTION OF THE QUINCE ORCHARD PARK
DEVELOPMENT ZONED MIXED USE DEVELOPMENT (MXD).
APPROVAL OF THIS SCHEMATIC DEVELOPMENT PLAN
PERMITS CONSTRUCTION OF A THREE TO FIVE STORY
389,400 SQUARE FEET OFFICE/LABORATORY BUILDING
AND A SINGLE THREE TO FIVE LEVEL PARKING GARAGE.

SDP-04-003

OPINION

This matter has come before the Mayor and City Council for approval of an amendment to schematic development plan (SDP) for land zoned Mixed Use Development (MXD). The City Council's authority in this matter is pursuant to Section 24-160D.9(b)(3) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the City Council and Planning Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures, and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission.

The subject case involves approximately 22.80 acres (or 993,187 square feet) of land and concerns the development of the Ridges Section, Quince Orchard Park (QOP) development. The SDP application was submitted to the City Planning and Code Administration, and City Planning Commission on November 4, 2004. This application was designated as SDP-04-003 and presently requests to amend the previously approved SDP-03-003 for the development of 389,400 square feet of 3 to 5 story office/laboratory buildings, two parking garages (2 & 6 levels), expansion of the existing parking garage, surface/beneath office building parking and relevant landscaping and site improvements for the MedImmune – Phase II and III development within the existing 22.8-acre (or 993,187 square feet) site.

OPERATIVE FACTS

A. Background

The subject property ("Property") was annexed into the City of Gaithersburg on October 22, 1982 as part of an annexation agreement in conjunction with the approval of Annexation Application X-129 to annex approximately 212 acres of land and to simultaneously classify it in its entirety in the I-3 Zone. The annexation agreement has

been amended on August 5, 1991, March 19, 1996, September 15, 1998, and March 11, 2002.

On December 20, 1993, the Property was rezoned as part of the Zoning Map Amendment application Z-275 approved by the Mayor and Council to rezone 173.87 acres known as the Quince Orchard Park property to MXD (Mixed Use Development) and further to approve a sketch plan. The Property is located in the Ridges section of the approved sketch plan. The 1997 Master Plan for the area affixed a commercial/industrial/research/office land use designation to the Ridges section.

On December 17, 2001, the Mayor and City Council approved Zoning Map Amendment Z-275(C) transferring 355,000 square feet of potential development from the Meadows to the Ridges section of the QOP development to allow for the future build-out of the 750,000 sq. ft. MedImmune corporate facility. The Ridges section consists of approximately 34.9 acres of land and is approved for 300,000 to 855,000 square feet of office on the adopted Sketch Plan.

Existing within the Ridges section is a 105,000 square feet three (3) story office building. On July 2, 2001, the Mayor and City Council approved SDP-01-002 to allow for the development of MedImmune – Phase I. The Planning Commission approved the site plan SP-01-0010 on August 15, 2001 for Phase I of the MedImmune project consisting of 218,700 sq. ft. of office and laboratory space, a three (3) level parking garage, surface parking and relevant landscaping and site improvements.

On June 16, 2003, the Mayor and City Council approved SDP-03-003 for Phase II and III of the MedImmune project consisting of 531,300 square feet allowing for the total build-out (750,000 square feet) of the MedImmune development. The Planning Commission approved AFP-03-012 for Phase IA on July 2, 2003 for a 4,800 square feet expansion of the existing building, and a 137,600 square foot laboratory building.

B. Current Application:

On November 4, 2004, the applicant, MedImmune, Inc. (Randall Turner), submitted an amendment to Schematic Development Plan (SDP) application SDP-04-003. The application requests approval of SDP-04-003, known as MedImmune – Phase II and III, in the Quince Orchard Park development in Gaithersburg, Maryland, to amend the previously approved SDP-03-003. The plan includes 389,400 square feet of 3 to 5 story office/laboratory buildings, two parking garages (2 & 6 levels), expansion of the existing parking garage, surface parking and beneath office building parking and relevant landscaping and site improvements for the MedImmune – Phase II and III development within the existing 22.8-acre (or 993,187 square feet) site. The property is located adjacent to and north of Great Seneca Highway and south of Orchard Ridge Drive in the Mixed Use Development (MXD) Zone. The 2003 Master Plan, Map Designation 45, designates the subject site (the Ridges) for Industrial-Research-Office use.

The Mayor & Council and Planning Commission held their Joint Public Hearing on December 6, 2004 at which time evidence was received on the subject application. The

applicant presented the amended to schematic development plan showing the relocation of parking and buildings on-site, updated architectural design and rendering, and discussed MedImmune's decision and need to request an amendment to the previously approved SDP-03-003 for their corporate headquarters and research and development facility at Quince Orchard Park. The overall development of the MedImmune project is for a 750,000 square foot office/laboratory facility with three parking garages and surface/beneath office building parking is being developed in multiple phases, as needed. Phase I and IA of the MedImmune project consisting of 360,600 square feet of office and laboratory space and a three (3) level parking garage was approved by the Mayor and City Council and Planning Commission and is currently under construction.

The proposal before the Mayor and City Council and Planning Commission is for MedImmune Phase II and III development of the remaining 389,400 square feet of office/laboratory space, and two additional garage structure. The proposed office and laboratory buildings are still to be interconnected with each other and the Phase I and IA buildings creating one whole and connected structure. The buildings are being relocated to allow for better internal building circulation between the differing office and laboratory spaces. The office buildings for this structure are to be three (3) to five (5) stories and the laboratory buildings are to be three (3) to four (4) stories. The proposed garages are to be connected with the larger garage being six (6) levels and adjacent to Great Seneca Highway and the smaller garage being two (2) levels and located behind or to the north side of the six level garage. The majority of parking levels for the propose six (6) level should be located below ground level so as not to impact the view of the office buildings from Great Seneca Highway and the Kentlands development.

The MedImmune Phase II and III development is within the confines of the overall Quince Orchard Park development limits of the approved sketch plan and the 300,000 – 855,000 square feet of development limits permitted in the Ridges section. With the existing 105,000 square foot office building and the approved 360,600 square feet of office/laboratory building of MedImmune Phase I and IA, the Ridges section of the Quince Orchard Park development is permitted 389,400 square feet of development, exclusive of the parking structures.

During the joint public hearing, the main concerns were the Corridor City Transitway (CCT), the amount of impervious surface and the need for the surface parking lot along the north side of the site, the visual impact of the garage to Great Seneca Highway and the Kentlands community, and additional façade treatments for the garage. At the conclusion of the joint public hearing, the Planning Commission agreed to hold their record open indefinitely and the Mayor and City Council agreed to hold their record open indefinitely.

The Mayor & Council and Planning Commission held a Joint Work Session on January 31, 2005. Mr. Randall Turner, representing MedImmune Inc., presented the proposed SDP and discussed the operations of the MedImmune project as well as the need to develop to property in the near future. Mr. Turner addressed the need to change the locations of buildings for better circulation between the office and laboratory uses while still requesting the same 750,000 square feet as previously approved. Mr. Turner also discussed MedImmune's concern with the CCT Kentland Alignment Alternatives that recommended two alternatives to be located along the north side of the MedImmune site.

Mr. Turner further stated that the interruption and vibrations caused by the CCT alternatives would impact MedImmune's operations and that MedImmune supports the CCT master Plan alignment.

The main concern, of the Mayor and City Council and Planning Commission was the Corridor City Transitway (CCT) proposed Kentland alignment and its impact to MedImmune and NIST. The Mayor and City Council and Planning Commission further expressed their concern with the loss of the CCT Kentland Alignment at this time due to the conclusions of the January 2005 CCT Kentland Alignment Study produced by Maryland Transit Administration (MTA), this is no longer a concern. were the revised building design and meeting with the Quince Orchard Park community. The Mayor and City Council and Planning Commission were both in favor of the MTA transportation systems management (TSM) option to provide a pedestrian/shuttle service over Great Seneca Highway.

The Planning Commission reviewed the proposed SDP-04-003 at their February 16, 2005 meeting. Based on their review of the evidence, the Planning Commission forwarded their recommendation of approval to the Mayor and City Council, with the following conditions.

1. Applicant site plan submittals shall have no disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site.
2. Applicant to submit a new final forest conservation plan that meets all City requirements must be submitted and approved and all final forest conservation requirements from previously approved site plans must be completed.
3. Applicant to obtain approval from the City Department of Public Works, Park Maintenance and Engineering (DPWPME) for internal circulation, vehicle stacking and site distance of roadways and parking access points for the site at the final development stage.
4. Applicant to obtain approval of preliminary storm water management plan including groundwater recharge from the City Department of Public Works, Park Maintenance and Engineering prior to approval of site development plans for next phase of development.
5. Applicant to remove all trees planted on and/or around the SWM pond as stipulated by the City Department of Public Works, Park Maintenance and Engineering prior to the issuance of site development permits for the next phase of development.
6. Applicant to denote that the access drives and right-in/right-out only intersection that connects to Orchard Ridge Drive east of the subject site as temporary on the SDP and final site plans. The access drive is located on the proposed site for a Corridor Cities Transitway (CCT) transit station and is to be removed at such time the CCT is being constructed, if necessary.
7. Applicant to denote the excess 115 surface parking spaces along the west side of the site as future parking. A note should be added to the plan that states, "After full build-out of the MedImmune development, the applicant may submit revised plans to the Planning Commission requesting the

additional surface parking demonstrating that there is need for the parking spaces, stormwater management is not affected, and all open space and forest conservation requirements are not affected, otherwise the area should be maintained as open space.”

8. Applicant to participate in and contribute to the Art for Public Places Program and provide a location/space for art within or in proximity to the site.
9. Applicant and staff should review the design and elevations of the parking structure as it relates to Great Seneca Highway at the final site plan stage for the structure in order to provide minimal visual impact to Great Seneca Highway and the Kentlands community prior to final site plan approval.

The Mayor and Council held their Policy Discussion for SDP-04-003 on February 22, 2005. The Mayor and City Council reviewed the findings, conclusions and recommendations of approval by the City Planning Commission and City staff.

C. Evaluation and Findings

In reviewing the subject application for approval of SDP-04-003, the City Council finds the proposal to be substantially in accordance with all of the requirements of the Mixed Use Development (MXD) Zone that are set forth in Chapter 24 Article III Division 19 of the City Zoning Ordinance. The City Council also finds the subject application in accordance with the 2003 Master Plan Land Use Element, Map Designation 45, and the principles established for development in the City's Smart Growth Policy. The City Council agrees with the findings, conclusions and recommendations of approval by the City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action.

The City Council finds that the proposed 389,400 square feet of development, in conjunction with existing development, is substantially in accord with the approved sketch plan. The combined total development is within the 300,000 to 855,000 square feet of office space on the adopted Sketch Plan. It is, further, the City Council's finding that SDP-04-003, MedImmune-Phase II and III, as proposed in its current form and as stipulated above includes 389,400 square feet of 3 to 5 story office/laboratory buildings, two parking garages (2 & 6 levels), expansion of the existing parking garage, surface parking and beneath office building parking and relevant landscaping and site improvements for the MedImmune – Phase II and III are compatible and harmonious with existing and planned uses in the subject site and adjacent areas, in terms of the nature and intensity of uses, their location and interrelationship with community features of the subject site and adjacent areas. The subject SDP is harmoniously integrated in an orderly fashion into the overall comprehensive planning and development envisioned for this area. The City Council believes that the overall density, office/laboratory use and siting of the office/laboratory buildings and parking structure provide a compatible form of development.

The City Council further finds that the level of development reflected by this SDP can be accommodated adequately by existing and planned public facilities. There is no evidence to indicate that public water, sewer, and transportation facilities could not adequately handle the needs of this development. To the contrary, it appears that the

capacities of the public facilities are adequate to handle the impact of this development in a safe and efficient manner.

In conclusion, the City Council finds SDP-04-003, as submitted in accordance with Section 24-160D.9 and hereunto conditioned, is in the public interest and should be approved due to the presence of sufficient evidence in the record to indicate that the subject SDP conforms to the sketch plan, has accomplished the purposes of the MXD Zone, reflects an internally and externally compatible form of development, and is consistent with the purpose of the 2003 Master Plan Land Use Element and the Smart Growth Policy, as well as generally accepted city planning and land use policies, subject to the applicant complying with the conditions stated in this Resolution.

SCHEMATIC DEVELOPMENT PLAN (SDP-04-003)

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the City Council of Gaithersburg, that SDP-04-003, being an application filed by MedImmune Inc, requesting approval of Medimmune-Phase II and III located within the Ridges section of the Quince Orchard Park development, that consists of the above office/laboratory buildings, and parking garages, is hereby approved with the following conditions.

1. Applicant site plan submittals shall have no disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site.
2. Applicant to submit a new final forest conservation plan that meets all City requirements must be submitted and approved and all final forest conservation requirements from previously approved site plans must be completed.
3. Applicant to obtain approval from the City Department of Public Works, Park Maintenance and Engineering (DPWPME) for internal circulation, vehicle stacking and site distance of roadways and parking access points for the site at the final development stage.
4. Applicant to obtain approval of preliminary storm water management plan including groundwater recharge from the City Department of Public Works, Park Maintenance and Engineering prior to approval of site development plans for next phase of development.
5. Applicant to remove all trees planted on and/or around the SWM pond as stipulated by the City Department of Public Works, Park Maintenance and Engineering prior to the issuance of site development permits for the next phase of development.
6. Applicant to denote that the access drives and right-in/right-out only intersection that connects to Orchard Ridge Drive east of the subject site as temporary on the SDP and final site plans. The access drive is located on the proposed site for a Corridor Cities Transitway (CCT) transit station and is to be removed at such time the CCT is being constructed, if necessary.
7. Applicant to denote the excess 115 surface parking spaces along the west side of the site as future parking. A note should be added to the plan that states, "After full build-out of the MedImmune development, the applicant may

submit revised plans to the Planning Commission requesting the additional surface parking demonstrating that there is need for the parking spaces, stormwater management is not affected, and all open space and forest conservation requirements are not affected, otherwise the area should be maintained as open space.”

8. Applicant to participate in and contribute to the Art for Public Places Program and provide a location/space for art within or in proximity to the site.
9. Applicant and staff should review the design and elevations of the parking structure as it relates to Great Seneca Highway at the final site plan stage for the structure in order to provide minimal visual impact to Great Seneca Highway and the Kentlands community prior to final site plan approval.

ADOPTED by the Mayor and City Council of Gaithersburg, Maryland, on the 22nd day of February, 2005.

Sidney A. Katz, Mayor
City of Gaithersburg

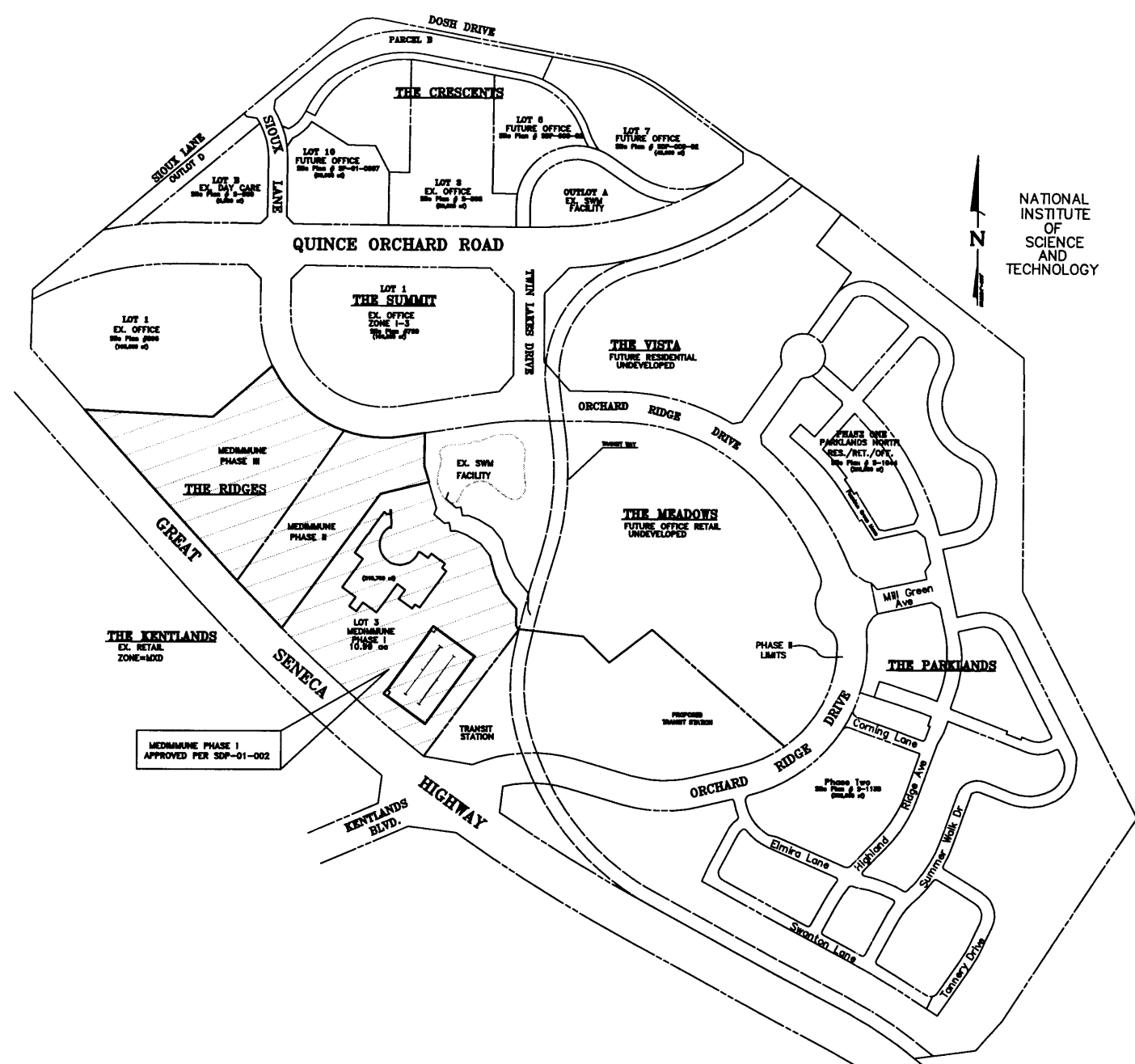
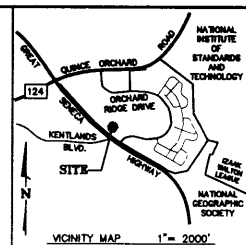
THIS IS TO CERTIFY that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 22nd day of February, 2005.

David B. Humpton, City Manager

QUINCE ORCHARD PARK

THE RIDGES-PHASES I,II,AND III

MEDIMMUNE HEADQUARTERS



N
NATIONAL INSTITUTE OF SCIENCE AND TECHNOLOGY

DEVELOPMENT DATA

Zone: MDD
Proposed Use: Office and Medical Research Development
Total Site Area: = 933,187 sf or 22.80 ac
Site Area-Ex. Lot 3 (Phase I) = 378,932 sf or 10.99 ac
Site Area-Parcel A (Phases II and III) = 514,195 sf or 11.80 ac

Allowable Building Area - The Meadows = 855,000 sf * (Total)
Existing - Lot 1 = 105,000 sf
Existing Building Area = 308,300 **
Subtotal = 750,000 sf

Remaining Building Area = 441,300 sf
* Allowable Building Area within The Meadows per approved Sketch Plan (Z-275C)
** Per previously approved Final Development Plan

Green Area: Required - 29% or 248,297 sf
Provided - 37% or 373,744 sf

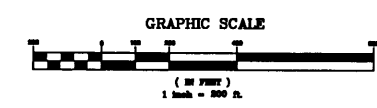
Parking Required: 750,000 sf Office (1 space per 300 sf) = 2,500 spaces

Ex. Parking Garage 'A'	502 spaces
Ex. Parking Beneath Bldg	16 spaces
Ex. Parking - Surface	88 spaces
Proposed Garage 'A' Expansion	158 spaces
Proposed Garage 'B'	1,400 spaces
Proposed Garage 'C'	126 spaces
Proposed Parking Beneath Building	260 spaces
Proposed Surface Parking	105 spaces
	2,655 spaces (Includes HC)

HC Spaces Required/Proposed = 35 spaces

New Parking Compound = 44,000 sf
Internal Green Space Required = 5% or 2,200 sf
Internal Green Space Provided = 10% or 4,425 sf

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF MAYOR & CITY COUNCIL HELD ON _____ APPLICATION NO. SDP-03-003 WAS GRANTED
Date _____ By _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL



NO.	DATE	DESCRIPTION	BY

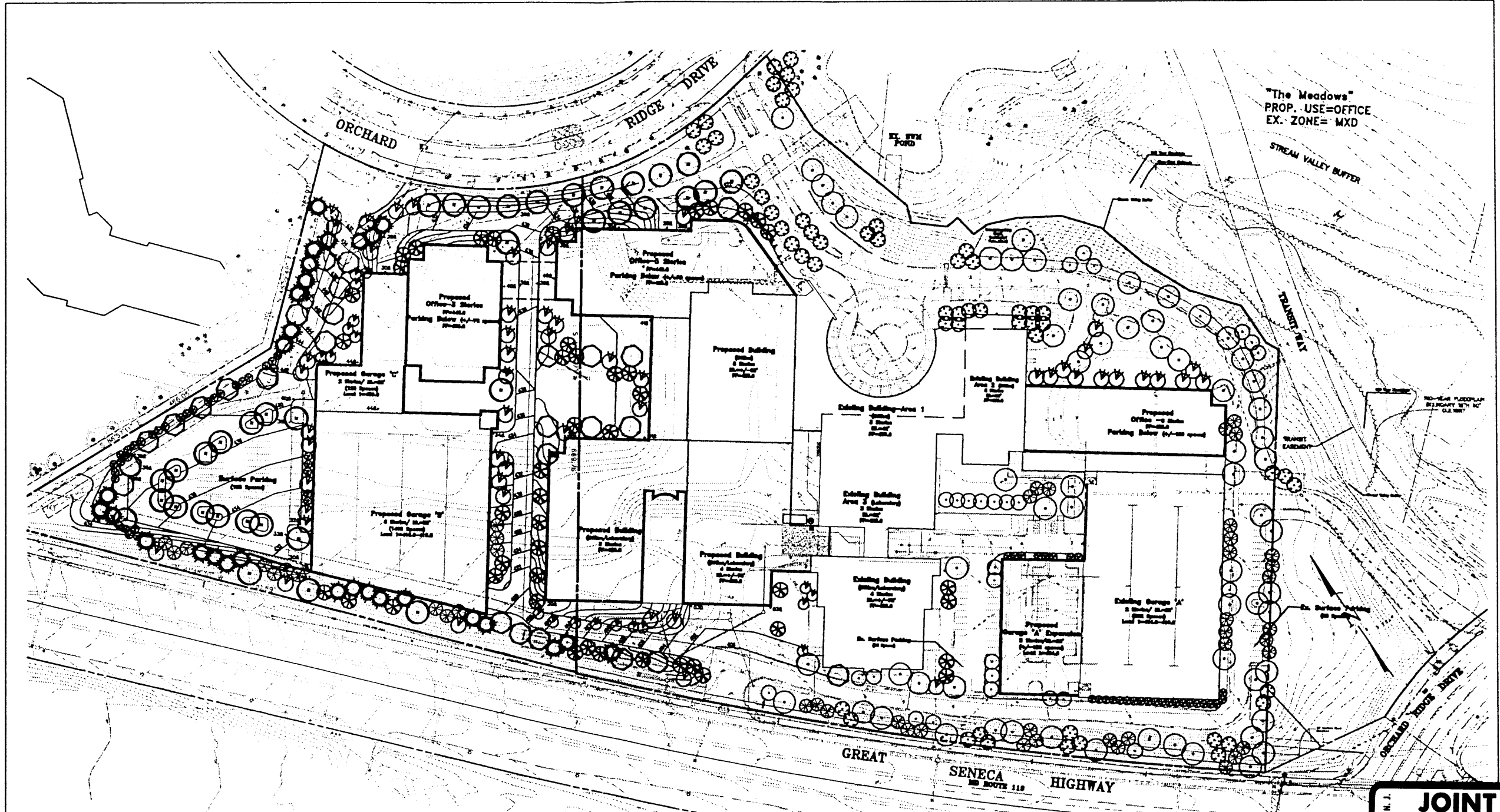


SCHEMATIC DEVELOPMENT PLAN
The Ridges-Phases II and III
QUINCE ORCHARD PARK
MEDIMMUNE INC. CAMPUS
City of Gaithersburg MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
8220 Wightman Road
Gaithersburg, Maryland 20878
(301) 670-0840

Designed MHO	Drawn MHO
Date 4/11/03	Scale 1"=200'
Job No. 88-157	Sheet 1 of 3

12/01/2007
27
SDP-03-003
JOINT EXHIBIT
PENGAD-Bayonne, N. J.



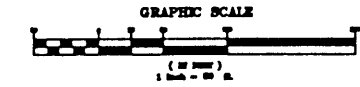
CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH BOWEN STREET, GAITHERSBURG, MARYLAND 20878
SCHEMATIC DEVELOPMENT PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR & COUNCIL
 CITY COUNCIL HELD ON: _____
 APPLICATION NO. SDP-01-004 WAS PRESENTED
 SCHEMATIC DEVELOPMENT PLAN APPROVAL BY THE COUNCIL ON: _____
 DATE: _____ BY: _____
NOTE: APPROVAL IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

A LANDSCAPE ARCHITECT'S PROFESSIONAL
 DESIGN OR ARCHITECTURAL PLAN, AND
 SIGNATURE ON PLANS SHALL BE ACCEPTED
 AS PROOF OF COMPLIANCE WITH APPLICABLE
 ORDINANCES AND REGULATIONS.

Call "Miss Utility" at 1-800-257-7777,
 48 hours prior to the start of work.
 The contractor must notify all public utility companies with underground facilities
 in the area of proposed construction and have those facilities located by the utility
 companies prior to commencing construction. The contractor is responsible for
 compliance with requirements of Chapter 28A of the Montgomery County Code.

LEGEND

- SHADE TREES
- FLOWERING ORNAMENTAL TREES
- EVERGREEN TREES



NO.	DATE	DESCRIPTION	BY



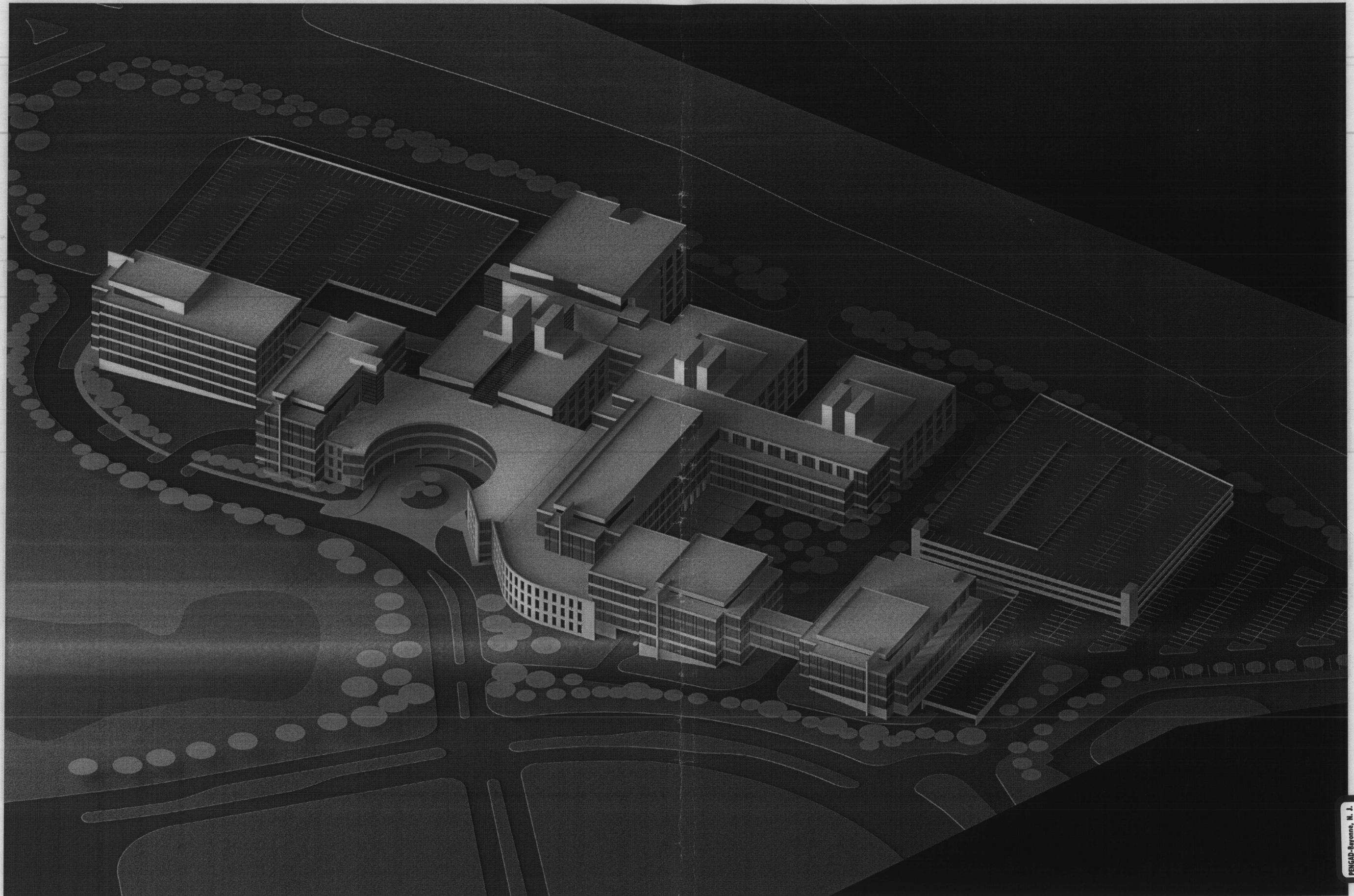
Schematic Development Plan
 LANDSCAPE PLAN
QUINCE ORCHARD PARK
 MEDIMMUNE - PHASES II and III
 Gaithersburg, MARYLAND

Macris, Hendricks & Glascock, P.A.
 Engineers • Planners • Surveyors
 (301) 670-8848
 Fax: (301) 640-0843
 www.mhpa.com

2228 Washington Road
 Gaithersburg, Maryland
 20878-1179

Designed SDH	Drawn SDH
Scale 1"=40'	Scale 1"=40'
Date 11/14/04	Sheet 1 of 1

JOINT EXHIBIT 29
 SDP 01-004
 12/6/04



PENGAD-Bayonne, N. J.
**JOINT
EXHIBIT**
30
SP-04-003
12/6/03